

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address	1 Torrington Street, Canterbury Vic 3126
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,370,000	&	\$1,500,000

#### Median sale price

Median price	\$2,365,000	Hou	ıse X	Unit		Suburb	Canterbury
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	17 Belgrave St HAWTHORN 3122	\$1,500,000	17/03/2018
2	14 Belgrave St HAWTHORN 3122	\$1,480,000	26/05/2018
3	135 Victoria Rd HAWTHORN EAST 3123	\$1,430,000	05/05/2018

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

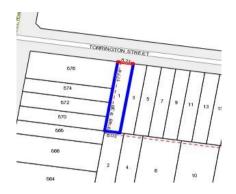
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Rooms:

Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$1,370,000 - \$1,500,000 **Median House Price** June guarter 2018: \$2,365,000

## Comparable Properties



17 Belgrave St HAWTHORN 3122 (REI/VG)

Price: \$1,500,000 Method: Auction Sale Date: 17/03/2018 Rooms: 4

Property Type: House (Res) Land Size: 303 sqm approx

**--** 2

14 Belgrave St HAWTHORN 3122 (REI)

Price: \$1,480,000 Method: Auction Sale Date: 26/05/2018 Rooms: -

Property Type: House Land Size: 350 sqm approx **Agent Comments** 

Agent Comments



135 Victoria Rd HAWTHORN EAST 3123 (REI)

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**(2)** 

Price: \$1,430,000 Method: Auction Sale Date: 05/05/2018

Rooms: 3

Property Type: House (Res) Land Size: 292 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments